

CHAPTER 22
Zoning

22.14 Site Restrictions

(Rep. & recr. #66-01)

(1) **STREET FRONTAGE REQUIRED.** Except as permitted by other provisions of these regulations, no lot shall contain any building used in whole or in part for residential purposes unless such lot abuts for at least forty (40) feet on a street, and there shall be not more than one single family dwelling for such frontage.

(2) **LOTS ABUTTING A MORE RESTRICTIVE DISTRICT BOUNDARY.** Lots that abut a more restrictive district boundary, shall provide side and rear yards not less than those required in the more restrictive abutting district. The street yards on the less restrictive district shall be modified for a distance of not more than sixty (60) feet from the district boundary line so as to equal the average of the street yards required in both districts.

(3) **BUFFER YARDS.**

a. (Am. #61-02) Buffer yards shall comply with the following requirements:

1. Buffer yards are required around all business and manufacturing districts which abut multi-family, single-family and two-family residential districts.
2. Buffer yards are required around all multi-family districts which abut single-family and two-family residential districts.
3. Buffer yards are required around all business and industrial districts abutting park and institutional districts.
4. Buffer yards shall be a minimum of twenty (20) feet in width in addition to normally required yards, and shall screen multi-family residential, business, and manufacturing uses from adjoining lands. For the purpose of this section, business and industrial lots separated from other lots by a public street shall be considered abutting. Multi-family residential uses separated by a public street from other development, except business and industrial, shall not be considered abutting.

b. If the buffer yard is composed entirely of plant materials, it shall be of sufficient initial depth and height and of such varieties as to provide

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adequate visual screening within no more than two years and during all seasons of the year.

c. Where architectural walls or ornamental fences are used, sufficient landscaping shall be used in conjunction with such wall or fence to create an attractive view from the residential side, and all walls and fences shall be maintained in a structurally sound and attractive condition. Any wall or fence shall be no less than four (4) feet nor more than six (6) feet in height.

d. All landscaping shall be maintained by the owner or operator to the satisfaction of the Plan Commission.

e. Where the land adjacent to the buffer yard is a parking lot, the buffer yard shall be sufficiently opaque to prevent the penetration of headlight glare. Overhead lighting installed in or adjacent to a buffer yard shall not throw any rays onto adjacent residential properties.

f. No signs shall be permitted on or in any part of the buffer yard.

(4) **REQUIRED AREA OR SPACE REDUCTION.** No lot, yard, court, parking area or other space shall be reduced in area or dimension so as to make such area or dimension less than the minimum required.

(5) **ARCHITECTURAL DIVERSITY.** In addition to the applicable requirements provided for in Section 22.15, no two or more buildings adjacent to one another shall be substantially identical in external appearance due to sameness in basic structural configuration regardless of variation of roof line, fenestration, trim, or interior layout nor shall any building exterior front façade be placed within four (4) lots of a building with the same façade unless specifically approved as part of a Planned Unit Development pursuant to Section 22.52.